



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 3

Agenda Date: April 27, 2023

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 5|Citywide

SUBJECT:

Funding Recommendation for the YWCA Women's Live and Learn Campus

SUMMARY:

Briefing on a funding recommendation for the YWCA of San Antonio Women's Live and Learn Campus, totaling up to \$2,320,000, including up to \$1,400,000 from Community Development Block Grant funds, \$250,000 in City and SAWS fee waivers, and a \$670,000 forgivable loan from the Inner City Incentive Fund. To facilitate the funding award, Substantial Amendment #1 to the FY 2023 Annual Action Plan and Budget is required for the reprogramming of funds from the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND INFORMATION:

On August 4, 2022, through Ordinance 2022-08-04-0543, City Council adopted the FY 2023 HUD Action Plan (AP) and Budget. A Substantial Amendment is required for the City to utilize this funding in a manner different than the AP details.

NHSD proposes this Substantial Amendment to the FY 2023 Action Plan to reprogram current and prior year CDBG funds to a community center with transitional housing and supportive services. NHSD also proposes negotiating and executing a funding agreement with the YWCA of San Antonio to support rehabilitation of the Women's Live and Learn Campus.

The YWCA Women's Live and Learn Campus (YWCA WLLC) is located at 2318 Castroville Rd in Council District 5. When completed, the project will provide transitional housing to women ages 18-25 and their children (ages 8 and under) who are at-risk of becoming homeless, fleeing domestic violence, "opportunity" youth, or aging out of foster care. The project will serve households earning at or below 150% of the Federal Poverty Level or 30% AMI, and commit to an affordability period of at least 40 years.

The funding award will support Phase I of the YWCA WLLC which includes renovation of a 30-unit residential building. Services to be provided include workforce training, navigation to post-secondary education or degree programs, mental health counseling, early childhood care and education, meals, health and wellness, financial literacy, homeownership and rentership training. Workforce training will prepare residents for entry into the Target Occupations listed in the SA Ready to Work Approved Training Catalog, as amended over time. Project will accept referrals from the City's NXT level program.

ISSUE:

The proposed Substantial Amendment will reprogram up to \$1,400,000.00 in CDBG funds to the YWCA of San Antonio's Women's Live and Learn Campus (YWCA WLLC). This award will be comprised of prior year CDBG program savings and a portion of the Owner-Occupied Rehabilitation and Reconstruction (OORR) program's FY 2023 CDBG allocation. The OORR program remedies critical livability and safety concerns in single-family housing for low- and moderate-income homeowners. The OORR program will receive HOME Program Income to offset any reduction in its CDBG allocation. The proposed amendment does not change the overall grant budget for the OORR program.

Additionally, the City will negotiate and execute a funding agreement with YWCA for up to \$2,320,000, including \$1,400,000 in reprogrammed CDBG funds, up to \$50,000 in City fee waivers, up to \$200,000 in SAWS fee waivers, and a \$670,000 forgivable loan from the Inner City Incentive Fund for the YWCA WLLC.

The proposed Substantial Amendment will:

1. Award up to \$1,400,000.00 in CDBG funds to the YWCA of San Antonio's Women's Live and Learn Campus. To facilitate this award, NHSD will reprogram (1) up to \$1,008,521.93 in prior year program savings and (2) up to \$391,478.07 from the Owner-Occupied Rehabilitation and Reconstruction (OORR) program's FY 2023 CDBG allocation.
2. Reprogram up to \$391,478.07 in HOME Program Income to the OORR program to maintain overall FY 2023 grant funding for the program.

The proposed funding amendments are summarized below.

Project	Current Funding Impacted	Proposed Amendment	Funding after Substantial Amendment 1
YWCA Women's Live and Learn Campus	\$0	Add: \$1,400,000 CDBG	\$1,400,000.00 (\$1,008,521.93 CDBG Program Savings + \$391,478.07 OORR CDBG) YWCA WLLC will be supplemented with additional City funding, including up to \$50,000 in City fee waivers, up to \$200,000 in SAWS fee waivers, and a \$670,000 forgivable loan from ICIF, for a total funding recommendation of \$2,320,000.
Owner-Occupied Rehab & Recon Pgm. (OORR)	\$391,478.07 CDBG	Swap: \$391,478.07 CDBG to HOME	\$391,478.07 HOME Program Income No change to overall program budget

FISCAL IMPACT:

Substantial Amendment #1 and the SAWS Fee Waivers will not have an impact on the City's General Fund Budget. The award of up to \$50,000 in City fee waivers and a \$670,000 forgivable loan from the Inner City Incentive Fund will be funded by the City's General Fund Budget, and is included in the FY2023 adopted budget

ALTERNATIVES:

An alternative to reprogramming CDBG and HOME funding would be to reject some or all of the recommended actions; however, the proposed activities are in line with the Five-Year Consolidated Plan and rejection of this reprogramming could negatively impact the viability of impacted projects to proceed.

RECOMMENDATION:

This item is for briefing purposes only.